

\$449,900 - 21 Patina Park Sw, Calgary

MLS® #A2208356

\$449,900

3 Bedroom, 3.00 Bathroom, 1,353 sqft

Residential on 0.00 Acres

Patterson, Calgary, Alberta

WOW!! If you have been waiting for an AWESOME TOWNHOME in a great complex, then you don't want to miss this 1353 sq. ft. 3-bedroom home that has been lovingly maintained by its original owner. As you drive up to this terrific home you will be delighted to see that your parking stall is right at the front door of your new home and a huge bonus it that there are 2 VISITOR parking stalls right beside you for your guests. This END UNIT is in great condition and has an excellent floor plan. As you enter the foyer, with ceramic tiled flooring, you will be struck by the spacious living and dining rooms with hardwood flooring and featuring a gas fireplace and bay window. The kitchen, with its breakfast nook overlooking the private west facing deck, features lots of cabinet and counter space, stainless steel appliances and ceramic tiled flooring. Completing the main floor is a 2-piece powder room and back entry. The upper-level features: new carpeting; a 4-piece main bathroom; and 3 bedrooms including a large Primary suite with a 2-piece ENSUITE bathroom and a very large lighted semi-walk-in closet. The lower level is undeveloped and awaits your creative talents for your own special space. The west facing deck off the kitchen, overlooking a large green space sheltered by a number of large spruce trees, is a delight to relax on and enjoy those warm summer evenings in a private setting. You will appreciate the care that this very long-term owner has given this townhome over many



years. Located in a very quiet setting and only minutes to schools, shopping, downtown and major transportation routes this lovely townhome is a must see. DON'T MISS IT!!

Built in 1992

Essential Information

| | |
|----------------|---------------|
| MLS® # | A2208356 |
| Price | \$449,900 |
| Bedrooms | 3 |
| Bathrooms | 3.00 |
| Full Baths | 1 |
| Half Baths | 2 |
| Square Footage | 1,353 |
| Acres | 0.00 |
| Year Built | 1992 |
| Type | Residential |
| Sub-Type | Row/Townhouse |
| Style | 2 Storey |
| Status | Active |

Community Information

| | |
|-------------|-------------------|
| Address | 21 Patina Park Sw |
| Subdivision | Patterson |
| City | Calgary |
| County | Calgary |
| Province | Alberta |
| Postal Code | T3H 3E1 |

Amenities

| | |
|----------------|--------------------------|
| Amenities | Parking, Visitor Parking |
| Parking Spaces | 1 |
| Parking | Assigned, Stall |

Interior

| | |
|-------------------|---|
| Interior Features | No Smoking Home |
| Appliances | Dishwasher, Electric Stove, Microwave Hood Fan, Refrigerator, |

| | |
|-----------------|--------------------------------|
| | Washer/Dryer, Window Coverings |
| Heating | Forced Air, Natural Gas |
| Cooling | None |
| Fireplace | Yes |
| # of Fireplaces | 1 |
| Fireplaces | Gas, Living Room, Tile |
| Has Basement | Yes |
| Basement | Full, Unfinished |

Exterior

| | |
|-------------------|---|
| Exterior Features | None |
| Lot Description | Backs on to Park/Green Space, Few Trees, Landscaped, Lawn |
| Roof | Asphalt Shingle |
| Construction | Brick, Vinyl Siding, Wood Frame |
| Foundation | Poured Concrete |

Additional Information

| | |
|----------------|-----------------|
| Date Listed | April 4th, 2025 |
| Days on Market | 13 |
| Zoning | M-CG |

Listing Details

| | |
|----------------|---------------------------|
| Listing Office | RE/MAX Landan Real Estate |
|----------------|---------------------------|

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